

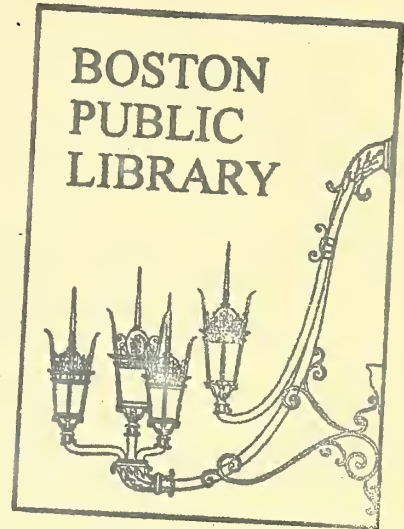
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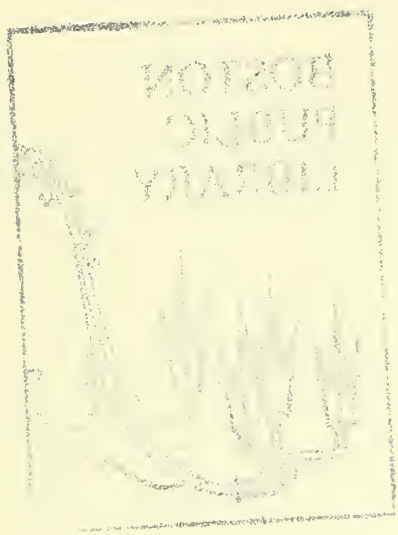
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HOUSING

"Support" topic-aspects report for the Harbor Islands

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April 29, 1969



HOUSING: BASIC ASSUMPTIONS GENERAL

1. # units	income of residents	income 000	rent	density and construction cost ft. ² in \$	
				low	md. high
1500	low	0-4	60	13.50	15.50
4500	moderate	4-7	90	13.50	15.50
4500	low-mid	7-10	135	13.50	15.50
3000	upper-mid	10-14	190	18.00	22.00
1500	upper	14+	250		30.00

2. Lower class (public housing)

500 high density (120 units/acre) 300 on Long, 200 on Thompson

1000 medium density (50 units/acre) 600 Long, 400 Thompson

No land costs, City will turn over land to BHA

-BHA will contract out clusters to corporations for development under Turnkey I

-BHA will contract with Island corporations or associations to manage public housing units under Turnkey II

-Development corporations should mix some public housing units with moderate and middle income units through a combined Turnkey I and II development (see Kaiser Report, p. 77)

3. Working class (213 coop and 236 BMIR housing)

1800 high density (120 units/acre) @ \$20/ft.²

1080 on Long, 720 on Thompson

2700 medium density (50/acre) @ \$18/ft.²

1620 on Long, 1080 on Thompson

Land costs @ \$500/unit; 69 acres @ \$25,000/acre

Site development approx. \$1,000/unit

4. Lower-middle class (213 coop, normal financing, 236?)

1800 high density (120 units/acre) @ \$25/ft.²

1080 on Long and 720 on Thompson

2700 medium density (50/acre) @ \$22/ft.²

1620 on Long and 1080 on Thompson

Land @ \$1000/unit; 69 acres @ 50,000/acre

Site development approx. \$1,000/unit

5. Upper-middle class (normal financing, coops)

1600 high density (120/acre) @ \$30/ft.²

1000 on Moon, 300 on Long, 300 on Thompson

1400 low density (30 units/acre) @ \$25/ft.²

1000 on Long and 400 on Thompson

Land @ \$1600/unit; 60 acres @ \$80,000/acre

Site development @ \$1200/unit

6. Upper class (normal financing, coops)

1500 high density (120/acre) @ \$35/sq.ft. All on Moon

Land @ \$2667/unit; 40 acres @ \$100,000/acre

Site development approx. \$1500/unit

7. Totals: 1500 units

Land, 262 acres @ 13,975/acre

(Long 133 acres, Thompson 90 acres, Moon 40 acres)

Site development total: \$15,750,000

HOUSING: PHYSICAL

Background and recommendations:

1. Industrialized housing looks like it will have great potential in the kind of density we are talking about. Three points are important:

- a. Large-scale application is limited not by technology, design or cost, but by the institutional constraints.
- b. Possible development of compact, efficient on-site prefabrication plants may significantly affect the relative efficiency of industrialized buildings.
- c. Industrialized housing is changing the skill-mix of the building labor force by eliminating many of the traditional on-site craft skills and increasing the demand for engineers, technicians, and multi-skilled workers and machine operators.

see Industrialized Building: A Comparative Analysis ... by Patman, Howenstine, et. al. 1968

see also numerous articles about Habitat at EXPO, e.g., J. of Housing, Sept. 1966

2. There is a growing literature on the success of apartment communities of the semi-luxury variety (Charles River Park being the most notable local example). Four points are made:

- a. Groupings of 300-400 units is usually a good number to create a community spirit
- b. Amenities like landscaping and attractive architecture are critical
- c. The first arrivals are usually young marrieds, highly mobile, with little money and looking for small apartments. Later come the long-term residents with more money and desire for more space.
- d. These apartment communities have had great success in attracting people from existing apartments, and have just begun to attract single-family residents.

see Apartment Communities, 1968 by Urban Land Institute

3. There is some talk recently about "total energy systems" for housing and new communities. I have no specific information at this moment...

4. While the issue of clusters and neighborhoods is one of some controversy in urban planning today, I think we should plan in terms of neighborhood groupings with limited facilities and an elementary school of about 300 households. In addition there should be larger groupings of 3-5000 households with a wide range of services and a shared high school.

5. household size bedrooms

1	0
2	1
3-4	2
5	3
6+	4

see Harvard New Community Study

HOUSING: PHYSICAL continued

6. type	F.A.R.	families/acre net	families/neighborhood ^{acre}
Row	.5	16-19	11.5
3 story	1.0	40-45	20
6 story	1.4	65-75	27.5
13 story	1.8	85-95	31

"At a density of about twelve families/acre problems of noise control and privacy develop. About twenty families/acre seems to be near the point of maximum economy today. The upper ranges above 80 are suitable only for special family types living in central urban locations."

see Kevin Lynch's Site Planning, p. 145 ff.

7. Providence, R.I.	18 <u>persons</u> /acre overall
Manhattan	121
Cumbernauld	8.3
Columbia, Md.	6.75
Harvard New Community	40 persons overall

83-282/acre in residential areas

see Harvard New Community Study, June 1968

8. "Homogeneous blocks can be separated from other blocks of different price levels if a clearly visible social boundary is available, probably one that need be physically expressed, though it cannot be a wall."
see Gans working paper for Columbia

9. New construction techniques may not significantly lower housing costs because construction costs make up only about half of a unit's rent (53% for single family and 42% for apartments).

see The Kaiser Report

10. Ideally, housing types should be arranged heterogeneously enough so that as a family's space requirements change over time, no change in neighborhood will be required.
Goal of the Columbia workgroup

11. "... demands for more beauty in housing usually favor the aesthetic standards of a single group of well-educated upper-middle class professionals." Gans, J.A.I.P., 1962, pl84
(Therefore a wide variety of architectural alternatives is desirable)

HOUSING ECONOMIC

Background and recommendations:

	1966	1966	1969
1. town	taxable property per cap.	property tax rate	tax rate
Boston	\$4050	\$60.90	\$98.0
Quincy	6370	29.90	32.5
Weymouth	7530	25.80	
Hingham	6270	37.40	
Hull	6200	42.70	
Duxbury	9890	22.20	

see ACIR Fiscal Balance Vol II

2. 1969: Boston land assessed at 35% value; Quincy at 85%

3. Land values:

- Squantum lots currently sell for 20-30,000
- Weymouthport 2000 unit development, land purchased at \$23,000/acre (will be \$750/unit)
- In general, land prices in Boston range from \$.75 to \$1.00/sq. ft. or from \$2000 to 15,000, depending on the lot size

4. Assumptions for sales units: from Harvard New Communities study, 1968

- Builder will require 20% return after taxes on his equity
- Builder is in the 25% tax bracket
- Construction loans are available @ 90% of housing cost and 8% interest
- Construction will take between one and two years
- Equity equals 10% of the cost of the unit

Same for rental units, plus:

- Straight line depreciation is used
- Maintenance and operating costs come to 2% of the unit costs
- 90% mortgages are available at close to 6½% interest

5. No family should have to pay more than 25% of its income for basic housing expenses.

6. There should be a wide enough range in housing types so that everyone employed in the new community will have the opportunity to live there.



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HOUSING: Market study outline

1. FHA housing market analysis of the Boston area, 1966 indicates a market demand from the core area (Boston, Cambridge, Newton and Brookline) as follows:

Annual demand*

Rent level	Apartment size			
under \$115 (+ utilities)	eff.	1	2	3+
115-135	200			
135-155	75	1400		
155-175	25	640	800	
175-200		100	480	175
200+		25	300	120
			160	80

* NOTE: these figures are cumulative and can not be added in columns. They indicate the upper limit of rents.

2. FHA also writes: "On the basis of current construction and land costs and current terms of financing, the minimum gross rents achievable without public benefits or assistance in financing or land acquisition are estimated at \$105 for efficiencies, \$125 for one-bedroom units, \$145 for two-bedroom units, and \$165 for three-bedroom units. The demand at and above these minimum rents will be for 3200 units a year in the next two years." (66-68)
Note: this is only for the core area

3. An identical market analysis for housing demand in the Southern Submarket indicates the following:

Annual demand

Rent level	Apartment size			
	eff.	1	2	3+
under \$115	35			
115-135	10	350		
135-155		125	400	
155-175		40	225	80
175-200		15	135	60
200+			65	40

Figures for other submarkets may be obtained from HUD's Analysis of the Boston, Mass. Housing Market, October, 1967

4. Minimal indications of the demand for low income housing:
 - a. Boston Housing Authority's applications for public housing was 4500/year in 1964. (Only 1800 units are available each year)
 - b. The Mass. State Housing Commission cites a backlog of 2000 for low cost housing in 1968
 - c. 1960, 21% of Boston's units were substandard (50,000)

5. The ELDERLY submarket:

	# over 65 yrs.	% pop over 65 yrs (1960)
Boston	85,585	12.3%
Quincy	9,921	11.3
Weymouth	3,581	7.4
Hingham	1,381	9.0
Hull	473	6.7

6. The UNRELATED submarket:
Of the 66,000 unrelated individuals over 65 in 1960,
51,000 had incomes under \$3000

7. The LUXURY submarket:

	# income \$15,000+	% pop \$15,000+
Boston	5445	3.3
Quincy	1035	4.5
Weymouth	422	3.6
Hingham	554	14.7
Hull	107	6.2

There has been some further indication from Cabot, Cabot
and Forbes that the luxury housing market in the Boston
core area is beginning to become saturated.

8. Population movements:

	% change 1955-65
Boston	-15.0
Quincy	+ 3.2
Weymouth	+18.0
Hingham	+31.0
Hull	+51.7
Winthrop	+ 9.1

9. Summary of factors affecting housing demand in Boston SMSA
1960-1980 (projected)

a. Population: increase 21% (3.4 million persons); growth will
be primarily in the suburban rings

b. Households: 23% increase (1 million)

1. The average household size will decrease

2. Non-white households will increase nearly 100%

c. Income: in constant 1960 dollars, the 1980 median will reach
\$11,000 for white households and \$8,000 for nonwhite

d. Tenure: owner-occupancy will rise to 62%

e. Supply: there is an anticipated increase of 24% to a total
of over one million housing units by 1980

1. 88% will be standard

2. New construction, 1970-79, 19,600 units (58%, single family)

3. Losses from demolitions, fires, etc.: 7000/year

These will be primarily lower income units

Summary: net additions to housing stock 1970-79 will be
12,500 units annually

see: MAPC Housing Metropolitan Boston, Vol. 1, 1969

HOUSING: SOCIAL

1. Physical layout should not be depended upon to create social interaction! Suzanne Keller, The Urban Neighborhood. Shared community facilities (schools, laundromats, stores, transportation) are far more useful in stimulating social exchange than are arrangements of housing units in clusters.

2. Shoreline communities will place constraints on the final social mix that ultimately moves to the Islands. Of particular concern must be social conflicts arising from the large % of the Island population which is Black or poor:

	# nonwhite	(blacks)	% pop nonwhite (1960)
Boston	68,493		9.1%
Quincy	175	51	0.2
Weymouth	158	110	0.3
Duxbury	164	156	3.5

	# families under \$3000	% total families (1960)
Boston	27,539	16.6
Quincy	2,158	9.4
Weymouth	780	6.8
Boston SMSA	71,008	(11.0)

see ACIR's Fiscal Balance, Vol 2, Metro Disparities A-31

3. Lots should be subsidized slightly when sold to developers who have agreed to develop coops and condominiums! Several social benefits can result from cooperative developments:

- Coops elect their own boards and run their own affairs with democratic control
- The development of a cooperative spirit in housing carries over into other aspects of life
- Coops develop pride of ownership, leading to stable, attractive communities.
- Vandalism, crime, and delinquency have been nonexistent or very low in existing coops.
- Coops pioneered in residential integration and point to success in bringing members of all races and religions together as neighbors!

see Building The American City (Douglas Report) pp. 141-142

4. Informal techniques should be used to maximize the possibilities for full racial integration! However, an individual's civil liberties to live where he chooses should in no way be threatened by this policy! Segregation is preferable to enforced quotas! see Gans, working paper for Columbia

Informal techniques should include:

- Selective advertising
- Screening and training of housing salesmen
- Staging of upper income units first

see Grier on Interracial Housing

5! Part of Reston's difficulties seems to have arisen from Simon's overemphasis on aesthetic excellence and on creating a visual sense of community! There was not enough emphasis on a good house at a good price! Gans - people buy the house and space, not the amenities of "community!" Because the economic income mix of the Island community will be closer to the working class of Levittown, we must keep Gans's advice in mind!
see The Levittowners

6! Some social heterogeneity is great, but !!!
"Conflict itself is not unhealthy, but irreconcilable conflict is socially destructive, and nothing would be gained by instituting population heterogeneity within political units which cannot deal with the negative consequences of conflict." Gans, J.AIP. 1962, p. 181

HOUSING: GOVERNMENT

1! Widest possible use should be made of all federal housing programs, particularly cooperatives and condominiums. These offer mortgage insurance on long-term loans for financing (co-ops) and to purchase (condominiums)!. For cost advantages see Douglas Report p! 134 ff!

2! Grants are available to non-profit groups or agencies to demonstrate new or improved means of providing housing for low-income families

3! Mortgage insurance is available to back FHA experimental housing programs, insuring them against loss due to defects in building materials!

4! Spacial mortgage insurance is available for new projects designed for the elderly or handicapped

5! Public housing can be constructed and maintained privately under the Turnkey I and II programs

Housing Controls

1! Control should be maintained over the entire subdivision process so certain areas can be preserved at lower land cost to developers (therefore producing lower housing cost)!. Note Columbia's history

2! The Islands should be developed in a series of semi-autonomous communities so that maximum feedback will be possible at each stage of development.

General

1! Assume zoning changes will be no difficulty

2! A Renters Association should be established! A fee of 1% of each unit's rent should be charged to all non public housing units for the Association pool which will go toward continued maintenance of recreational uses on the Islands! Association executives should be elected.

3! The Community Development Corporation will not develop any housing directly, but it may set up subsidiary non-profit corporations to finance lower income housing.

HOUSING: GOVERNMENT

Federal housing programs

Section 202: direct loans for rental housing for elderly and handicapped, now replaced by ...

Section 236: similar to the rent supplement program in that tenants pay 25% of their income toward rent with the Federal government paying the difference; however, the maximum Federal payment on a unit lowers the rent to the level which would be achieved had the project been financed with a one percent mortgage. To be eligible, a family's income must not exceed 135% of the limits for admission to public housing. (Thus the range will be between 4,000 and 6,500 annual income)

Section 203 (b): mortgage insurance for homes, regular program

Section 207: mortgage insurance for rental housing, regular program

Section 213: mortgage insurance for cooperative housing

- a. The top limit for an insured property or project of a coop is \$20 million
- b. The repayment period may extend up to 40 years
- c. Mortgage interest was not to exceed $5\frac{1}{2}$ percent (exclusive of insurance premium charges). With sales-type coops, the interest rate on individual mortgages was $5\frac{3}{4}$ percent. Recent legislation increased both these rates to $6\frac{3}{4}$ until October 1, 1969, at which time the rates are scheduled to drop to 6 percent.
- d. Mortgages may not exceed 97% of replacement value
- e. To be eligible for 213 insurance, the replacement value may not exceed \$9000 for efficiency, \$12,500 for one-bedroom, \$15,000 for twos, \$18,500 for threes, and \$21,000 for four or more rooms.

see Douglas Report, p. 134 ff.

Section 221: mortgage insurance for new or rehab homes and rental housing for displaced families or low and moderate income families (40 year mortgages with no down payments at market interest rates).

Section 231: mortgage insurance for new and rehab rental housing for the elderly and handicapped

Turnkey I: public housing provided by a housing authority's purchase of privately produced construction from a private builder. The parties agree that the sale price shall be the lesser of (1) the price stated in the Letter of Intent from the developer or (2) the sum of (a) the negotiated land price, (b) architectural and engineering fees, and (c) the midpoint between two independent cost estimates based upon the final working drawings and detailed construction specifications.

see The Kaiser Report, p. 76

